

2021-004996

Klamath County, Oregon

04/02/2021 08:26:00 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:

Mark T Horton
PO Box 254
Tangent OR 97389

SPECIAL WARRANTY DEED

THE GRANTOR:

- VACANT LAND USA, LLC, 30 N Gould St, Sheridan, WY, 82801,

for and in consideration of \$10 (ten dollars) and other good and valuable consideration grants, bargains, sells, conveys and warranties to

THE GRANTEE:

- MARK T HORTON, PO Box 254, Tangent, OR, 97389

the following described real estate situated in the County of Klamath,
State of Oregon:

Lot 29 in Block 16 of First Addition to Klamath Forest Estates, according
to the plat thereof filed in the office of the County Clerk of Klamath County,
Oregon.

R-3510-014C0-03800-000

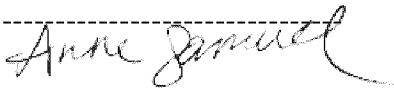
Subject to existing taxes, assessments, liens, encumbrances, covenants,
conditions, restrictions, rights of way and easements of record the Grantor
hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee
simple of the above granted premises and has good right to sell and convey the
same; and that Grantor, his heirs, executors and administrators shall warrant
and defend the title unto the Grantee, his heirs and assigns against all lawful
claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS
5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT
ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signature:

DATED: 04/02/2021



Anne Samuel
Vacant Land USA, LLC
30 N Gould St
Sheridan WY 82801

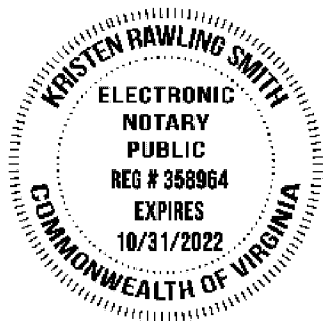
STATE OF: Virginia

COUNTY OF: Roanoke

This instrument was acknowledged before me on this 2nd day of

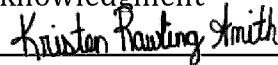
April, 2021 by Anne Samuel, Vacant Land USA, LLC

Completed via Remote Online Notarization using 2way Audio/Video Technology



Notary Public

Signature of person taking
acknowledgment



Title and (Rank)

Notary Public - Roanoke County, Virginia

My commission expires 10/31/2022

Certificate of Acknowledgement

Commonwealth of Virginia

City/County of Roanoke

On 04/02/2021, before me, Kristen Rawling Smith, personally appeared, Anne-Marie Samuel, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

****Completed via Remote Online Notarization using 2way Audio/Video Technology**

WITNESS my hand and official seal

Kristen Rawling Smith

My commission expires, October 31, 2022.

